

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 16, 1966

Appeal No. 8996 W.H. and H.F. Jennings, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried, with Mr. William F. McIntosh not voting, the following Order was entered at the meeting of the Board on November 29, 1966.

EFFECTIVE DATE OF ORDER -- Jan. 20, 1967

ORDERED:

That the appeal for permission to establish a parking lot to run in conjunction with existing parking lot at 1015-17 - 22nd Street, NW., lot 75 and 76, square 73.

FINDINGS OF FACT:

- (1) Appellants property is located in an R-5-D District.
- (2) The property was inspected by the Board on November 14, 1966 and found to be improved with 2 two-story brick row dwellings. The buildings abut an existing parking lot.
- (3) It is proposed to raze the two existing structures and to operate a parking lot in conjunction with the existing parking lot.
- (4) The Department of Highways and Traffic offers no objection to the granting of this appeal.
- (5) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the establishment of this parking lot to be used in conjunction with an existing lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the certificate of occupancy shall not issue until the conditions hereafter set forth in this Order are complied with.

This Order shall be subject to the following conditions:

- (a) A forty-two (42) inch brick wall shall be erected along the 22nd Street frontage of all of appellants parking lots.
- (b) Permit shall issue for a period to expire December 31, 1968, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (c) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (d) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- (e) Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- (f) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (g) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (h) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- (i) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.